

**FLOORPLAN OPTIONS**

We personalise our floorplans. Talk to us about our huge range of ready-to-go design options.

**Facades available:**

Lachlan, Barrington, Flinders

Cooper, Nepean

**Overall home width 11.50m**

**Overall home length 18.83m**

Residence 136.4m<sup>2</sup> 14.7sq

Garage 36.5m<sup>2</sup> 3.9sq

Porch 5.6m<sup>2</sup> 0.6sq

**Total 178.5m<sup>2</sup> 19.2sq**

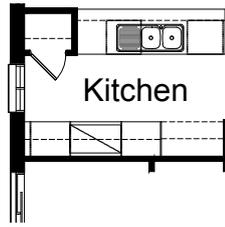
Listed details based on Lachlan facade floorplan (illustrated)

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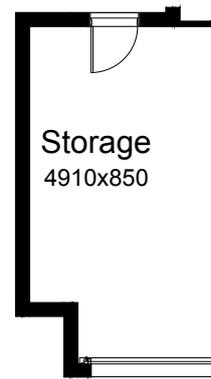
**OPTION K1**

Provide Kitchen upgrade with 1No. 800mm base cupboard, 2No. 700mm base cupboards, 1No. 900mm under bench oven with 900mm retractable range hood above, 2No. 700mm overhead cupboards, 1No. laminated open shelf above refrigerator space, plaster lined Pantry with 1No. 620mm flush panel hinged door and 450mm shelves, 1No. 450mm drawers, 1No. laminated DW provision, 1No. laminated MW provision with pot drawer below and additional bench top and tiled splash back to suit.

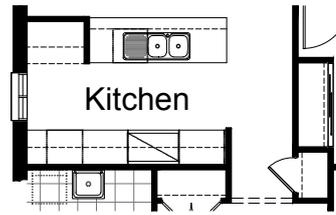


**OPTION G1**

Provide extension to Garage to create additional Storage area. Increases area by 4.58m<sup>2</sup>. Increases width by 850mm.



**Storage**  
4910x850

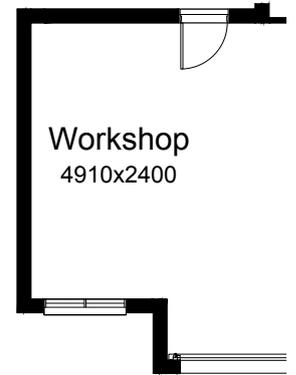


**OPTION K2**

Provide Kitchen upgrade by deleting Broom cupboard and relocating Pantry. Provide 1No. 900mm base cupboard, 2No. 800mm base cupboards, 1No. laminated MW provision with pot drawer below, 1No. 300mm base cupboard, 1No. 350mm base cupboard, 1No. 900mm under bench cooker with 900mm retractable range hood above, 2No. 800mm overhead cupboards, 1No. 600mm overhead cupboard, 1No. 300mm laminated overhead open shelves, 1No. laminated open shelf above refrigerator space, 1No. laminated DW provision, 1No. 450mm drawers with additional bench top and tiled splash back to suit.

**OPTION G2**

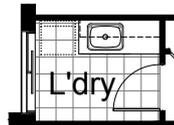
Provide extension to Garage to create Workshop area including additional window to suit. Increases length by 2400mm. Increases area by 12.93m<sup>2</sup>.



**Workshop**  
4910x2400

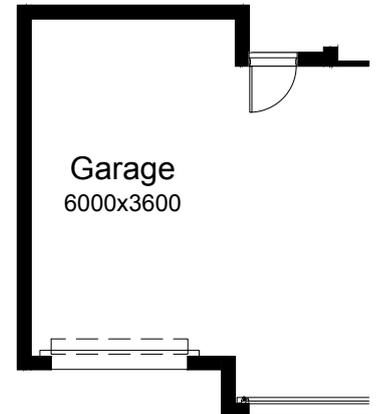
**OPTION LD1**

Provide Laundry upgrade with laminated insert trough, 1No. 900mm base cupboard, 1No. 450mm base cupboard, 1No. 900mm overhead cupboard, 1No. 450mm overhead cupboard and additional tiled splash back and bench top to suit.



**OPTION G3**

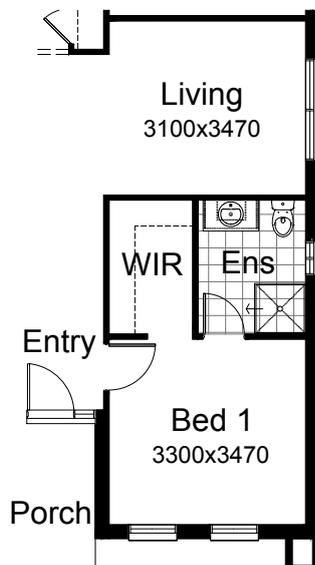
Provide triple car Garage including additional roller door to front. Increases area by 23.69m<sup>2</sup>. Increases width by 3600mm.



**Garage**  
6000x3600

**OPTION IP1**

Relocate Living with Bed 1, Ensuite and WIR.



**Living**  
3100x3470

**WIR**

**Ens**

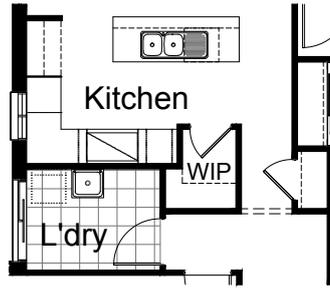
**Entry**

**Bed 1**  
3300x3470

**Porch**

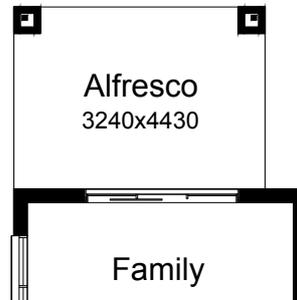
**OPTION K3**

Provide Kitchen and WIP Option by increasing Laundry width by 160mm, delete Linen cupboard, 2no. 520mm flush panel hinged doors and 3no. shelves, reduce L'dry passage by 200mm and provide site build plaster lined WIP with 3no. 300mm deep shelves, 3no. 450mm deep shelves and 1no. 720mm flush panel hinged door. Decrease Kitchen opening/Bulkhead width by 190mm to 900mm in lieu of standard 1090mm. Provide 900mm corner base cupboard, 1No. 800mm base cupboard, 1No. 400mm base cupboard, 1No. 300mm base cupboard, 1No. laminated DW provision, 1No. laminated open shelf above refrigerator space, 1No. 450mm drawers, 1No. 900mm under bench oven with 1no. 900mm wide retractable range hood, 2No. 600mm overhead cupboards, 1No. 400mm overhead cupboard and 1No. 1200mm x 850mm aluminium sliding window with additional tiled splash back and bench top to suit. Convert Broom cupboard into Linen cupboard, increase width by 200mm in line with WIP wall, add 2no. shelves and provide 720mm hinged door i.l.o. 620mm door



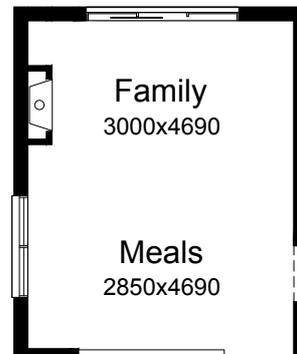
**OPTION EP1**

Provide Alfresco under dwelling roof line with structural concrete floor and 2no. brick piers to rear of Family. Increases area by 14.35m<sup>2</sup>. Increases length by 3240mm



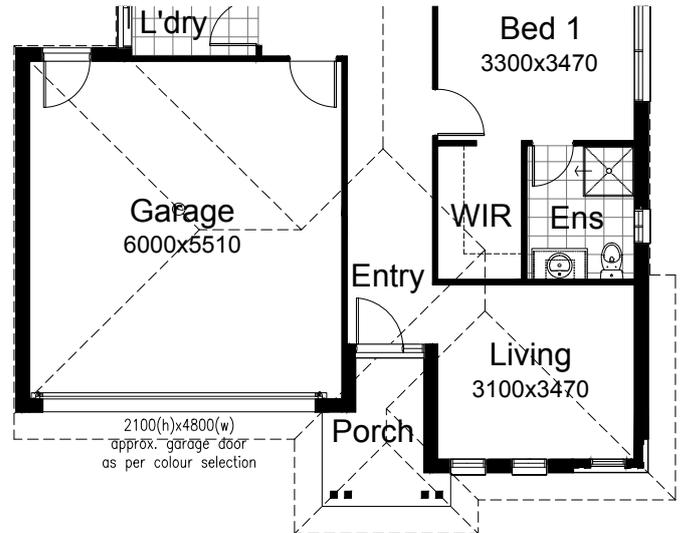
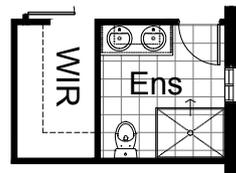
**OPTION IP2**

Provide Jetmaster SL-350 gas fireplace, 400mm off floor level in a 1400mm x 420mm boxed out plaster wall with a 4 sided black fascia to Family room side wall, delete 1no. 514mm x 1810mm aluminium sliding window to Family and relocate Meals window by 360mm to suit.



**OPTION ENS1**

Provide Ensuite Option with additional 1no. 1200mm x 900mm polymarble shower base in lieu of standard, 1no. 1282mm wide vanity unit with 2no. basins in lieu of standard and increase Ensuite width by 300mm and decrease WIR width by 100mm and decrease Entry width by 200mm.



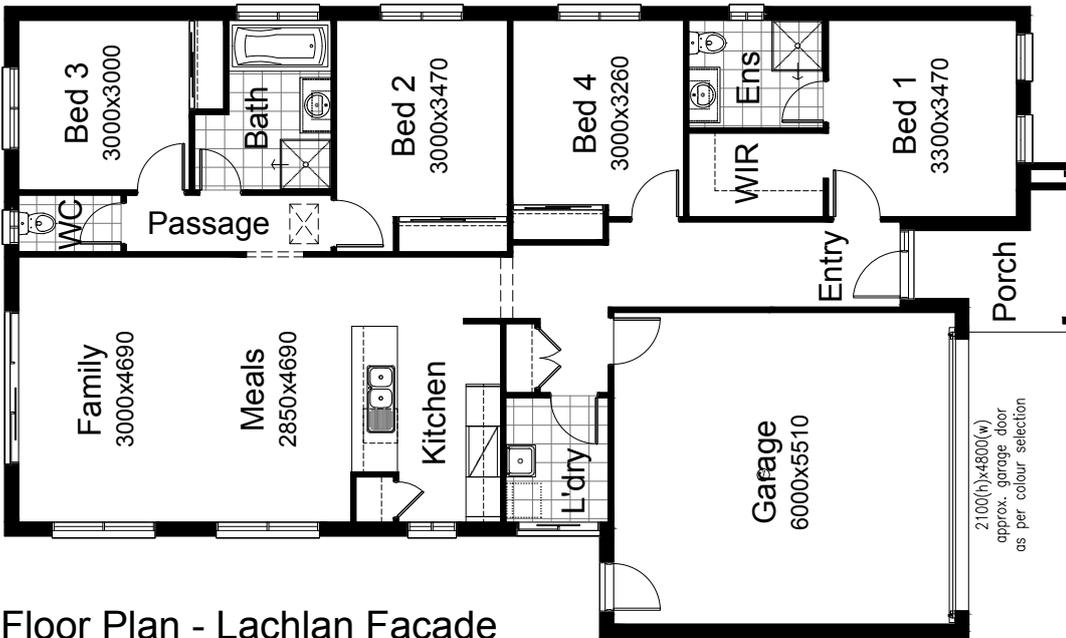
**OPTION EP2**

Provide Modified Porch to Barrington Facade by increasing Porch depth by 600mm and providing additional 2no. painted timber posts to suit. Note: Increase Porch area to 4.46m<sup>2</sup> in lieu of standard 3.10m<sup>2</sup>.

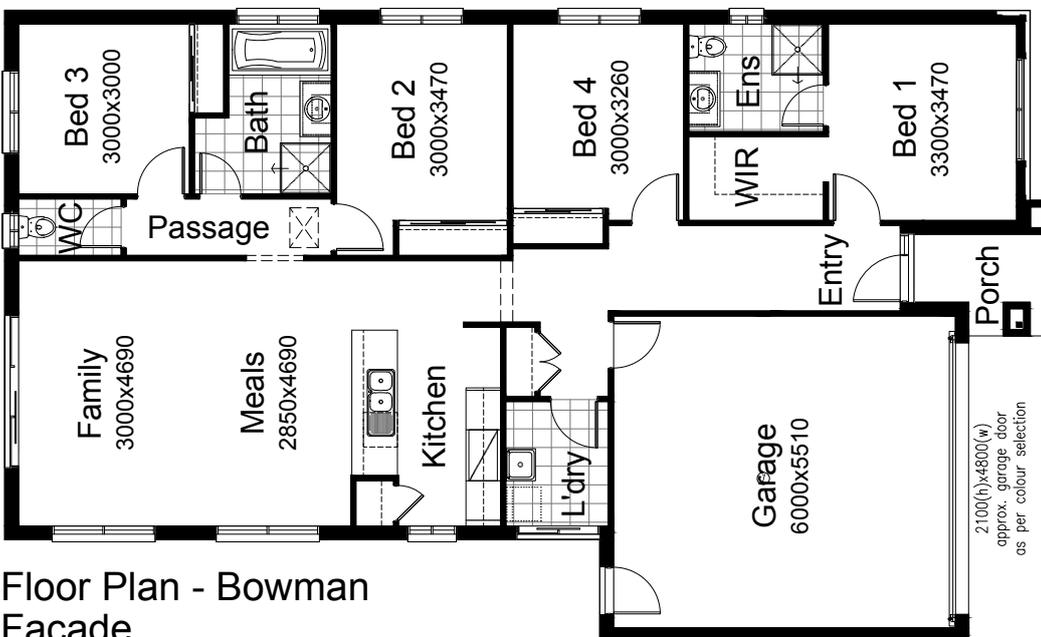
**OPTION IP3**

Provide Bedroom 4 Option in lieu of Living room and relocate Bedroom 1 to suit. Decrease Ensuite length by 20mm, increase Bedroom 2 length by 120mm, increase Bedroom 2 robe width by 410mm and provide 2no. 820mm flush panel hinged doors in lieu of standard 2no. 620mm doors.

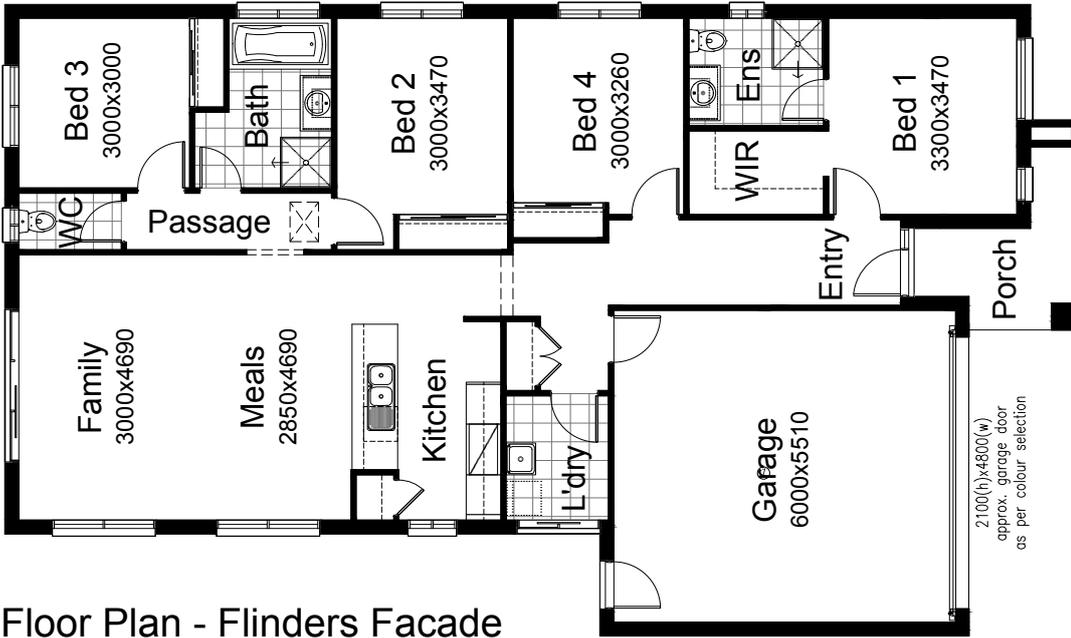
Provide additional site built plaster lined robe with hanging rail and 2no. 720mm doors and 1no. 820mm flush panel hinged door to Bedroom 4 and delete 1no. 1800mm x 1810mm aluminium sliding window and provide 1no. 1200mm x 1450mm aluminium sliding window to Bedroom 4 to suit and increase bulkhead width to 210mm in lieu of 90mm.



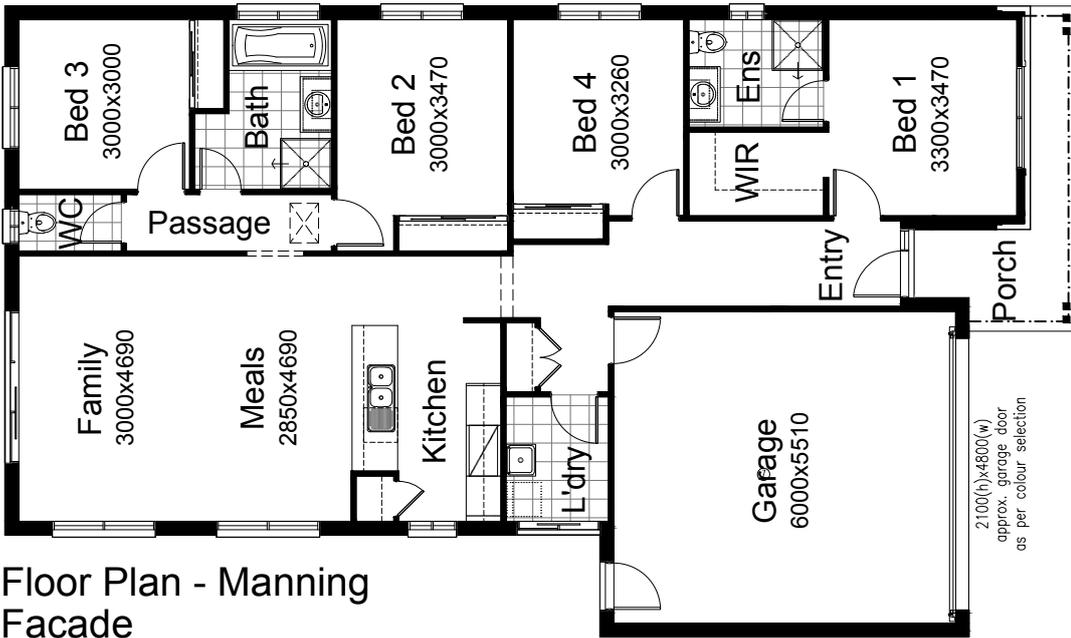
Floor Plan - Lachlan Facade



Floor Plan - Bowman Facade

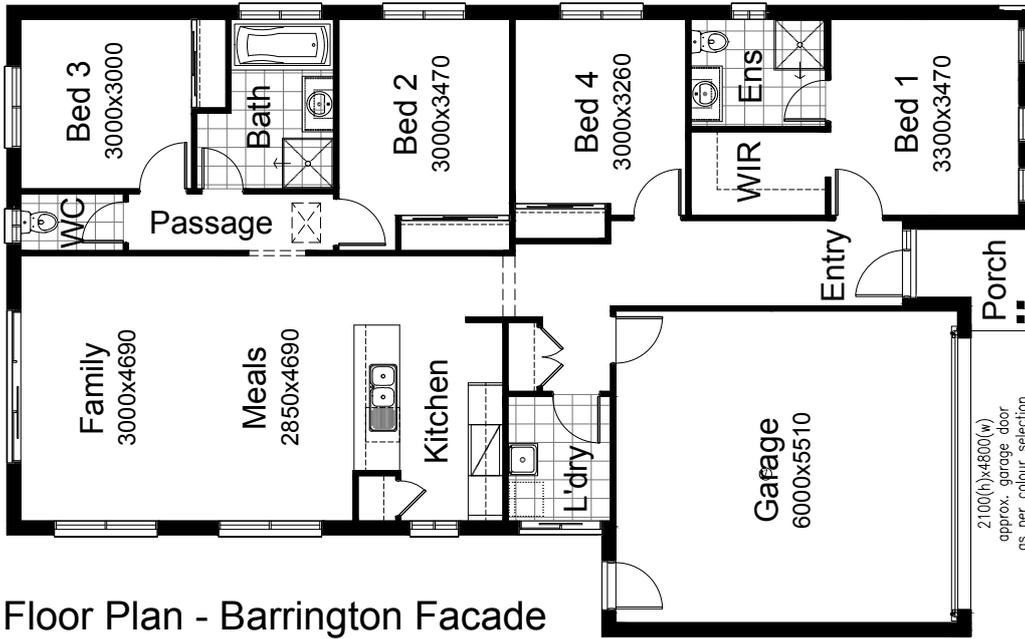


Floor Plan - Flinders Facade



Floor Plan - Manning Facade

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Floor Plan - Barrington Facade